

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the city of Cedar Park, TRAVIS COUNTY, on RANCH TO MARKET ROAD 1431, the State of Texas acquired certain land by various instruments, and the state used certain land to which there is no record title in the state's or city's name.

Pursuant to Texas Transportation Code, §§201.103 and 221.001, the executive director has recommended that a segment of the old alignment of RM 1431, known as Whitestone Blvd., shown on Exhibit A, be removed from the state highway system and that control, jurisdiction and maintenance be transferred to the city.

The surplus land acquired by the state (surplus state land), described in Exhibit B, and the surplus no-title land, described in Exhibit C, are no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property equals or exceeds the fair value of the property and may recommend the quitclaim to the city of any interest that might have accrued to the state by use of the property, if there is no record title to the property.

The fair value of the surplus state land has been determined to be \$398,859, and the state's costs for maintenance over the next 10 years is estimated to be \$535,227.

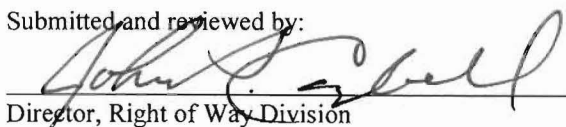
The city has requested that the surplus state land be transferred to the city, that the surplus no-title land be quitclaimed to the city and that control, jurisdiction and maintenance be transferred to the city.

The commission finds \$398,859 to be a fair and reasonable value of the state's rights, title and interest in the surplus state land.

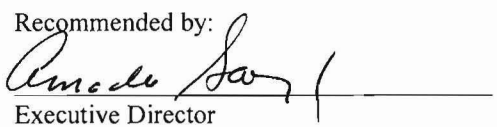
IT IS THEREFORE ORDERED by the commission that a segment of the old alignment of RM 1431, known as Whitestone Blvd., is removed from the state highway system and transferred to the city for control, jurisdiction and maintenance, a distance of approximately 1.057 miles.

FURTHER, the commission finds that the surplus state land and the surplus no-title land are no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute proper instruments transferring the state's rights, title and interest in the surplus state land to the City of Cedar Park, Texas, in consideration of the savings to the state of future maintenance costs, and quitclaiming the state's rights and interest in the surplus no-title land to the City of Cedar Park, Texas; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus state land.

Submitted and reviewed by:

  
Director, Right of Way Division

Recommended by:

  
Executive Director

**112137 JAN 28 09**

Minute  
Number

Date  
Passed

Leander

Frostdale Dr

Indian Chief Dr

Wagon Way

Whitetail Pass

Williamson  
County

Cedar Park

Whitestone Blvd

1431

Power Ln

Travis County

Cedar Line

**Travis County**

Old right of way removed from the system.  
Control, jurisdiction and maintenance to  
be transferred to the city.



0 500 1,000  
Feet

Texas Department of Transportation  
Transportation Planning and Programming Division  
Data Analysis, Mapping and Reporting Branch  
January 8, 2009

Copyright 2010  
Texas Department of Transportation  
Notice  
This map was produced for internal use  
within the Texas Department of Transportation.  
Accuracy is limited to the validity of available  
data as of December 31, 2009.



## Exhibit B

All of those certain tracts or parcels of land situated in Travis County, Texas, containing 1.936 acres, more or less, being out of the C. G. Settle Survey No. 632, Abstract No. 2201, the B.F. Davis Survey No. 73, Abstract No. 2280, the Charles Power Survey No. 679, Abstract No. 613, and the Jose I. Sanchez Survey No. 51, Abstract No. 693, said tracts being more particularly described by metes and bounds as Tract 4 containing 0.254 acre, attached hereto, and Tract 5 containing 0.052 acre, attached hereto; and in addition thereto, the following tracts or parcels of land as described in the following deeds:

1. 0.37 acre being all of that certain property identified as Tract 2, in a deed dated August 29, 1952 from R. A. Hart and Emalee Hart to the State of Texas, recorded in Vol. 1284, Page 117 of the Deed Records of Travis County, Texas.
2. 0.62 acre being all of that certain property identified as Tract 2, in a deed dated August 29, 1952 from J. Q. Gaines to the State of Texas, recorded in Vol. 1284, Page 99 of the Deed Records of Travis County, Texas.
3. 0.07 acre being all of that certain property identified in deed dated August 15, 1952 from W. D. Berry and wife to the State of Texas, recorded in Vol. 1281, Page 453 of the Deed Records of Travis County, Texas
4. 0.42 acre and 0.15 acre, being all of that certain property identified as Tract 1 and Tract 2, in a deed dated September 24, 1952 from G. K. Saunders to the State of Texas, recorded in Vol. 1288, Page 429 of the Deed Records of Travis County, Texas.



County: Travis  
Tract No.: 4  
Highway: R.M. 1431  
CSJ: 1378-01-01

EXHIBIT   B  

**PROPERTY DESCRIPTION FOR TRACT 4**

DESCRIPTION OF A 0.254 ACRE (11,076 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSE I. SANCHEZ SURVEY NO. 51, ABSTRACT NO. 693, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE OLD R.M. 1431 RIGHT-OF-WAY AS REFERENCED ON TXDOT RIGHT-OF-WAY MAP C.S.J. NO. 1378-01-01, AND BEING A PORTION OF THAT CALLED 0.63 ACRE TRACT OF LAND (PARCEL 15) TO STATE OF TEXAS RECORDED IN VOLUME 1284, PAGE 113, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.254 ACRE (11,076 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1**

**BEGINNING** at a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group" for the southwest corner of the herein described tract and being at grid coordinate X=3070915.31, Y=10160223.19, which is based on the Texas State Plane Coordinate System (Central Zone No. 4203, NAD 83/93 HARN) using the Central Texas GPS Cooperative CORS RTK Network, being 50.0 feet right of old R.M. 1431 baseline station 1093+94 as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-01, same being the southwest corner of said 0.63 acre tract (Parcel 15);

**THENCE**, traveling across the right-of-way of said old R.M. 1431, with the west line of said 0.63 acre tract (Parcel 15), by course 1 as follows:

- 1) (L1) **N 03° 49' 43" E**, a distance of **21.00** feet to a calculated point for the northwest corner of said 0.63 acre tract (Parcel 15) and the herein described tract;

**THENCE**, continuing to travel across the right-of-way of said old R.M. 1431, with the northerly line of said 0.63 acre tract (Parcel 15), by courses 2 through 5 as follows:

- 2) (L2) **S 86° 10' 43" E**, a distance of **94.00** feet to a calculated point, being an angle point;
- 3) (L3) **S 82° 59' 56" E**, a distance of **126.19** feet to a calculated point, being an angle point;



## PROPERTY DESCRIPTION FOR TRACT 4

### PART 2

**BEGINNING** at a set TXDOT Type II brass disk monument for an angle point and corner of the herein described tract, being at grid coordinate X=3072389.85, Y=10159986.58, which is based on the Texas State Plane Coordinate System (Central Zone No. 4203, NAD 83/93 HARN) using the Central Texas GPS Cooperative CORS RTK Network, being 50.0 feet right of old R.M. 1431 baseline station 1109+33.18 as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-01, and being located 100.0 feet left of new R.M. 1431 baseline station 1098+52.30 (having a variable width) as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-027, said monument being in the southerly right-of-way line of old R.M. 1431 (having a 100 foot width), same being the southerly line of said 0.63 acre tract (Parcel 15);

**THENCE**, with the southerly right-of-way line of said old R.M. 1431, same being the southerly line of said 0.63 acre tract (Parcel 15), by course 1 as follows:

- 1) **N 58° 19' 43" W**, a distance of **81.63** feet to a calculated point for the most westerly corner of the herein described tract, and from which a found TXDOT Type I concrete monument bears **N 58° 19' 43" W**, at a distance of 48.22 feet, said iron rod being 50 feet right of old R.M. 1431 baseline station 1108+03.32 (called 1108+03.3);

**THENCE**, traveling across the right-of-way of said old R.M. 1431, with the northerly line of said 0.63 acre tract (Parcel 15), by course 2 as follows:

- 2) **S 62° 57' 45" E**, a distance of **95.37** feet to a calculated point on a curve to the left for the most easterly corner of the herein described tract;

**THENCE**, departing the northerly line of said 0.63 acre tract (Parcel 15), traveling across the right-of-way of old R.M. 1431, by course 3 as follows:

- 3) (C1) In a **Westerly** direction, with said curve to the left, having a delta angle of **00° 31' 18"**, a radius of **1,700.00** feet, an arc length of **15.48** feet, and a chord which bears **N 88° 10' 27" W** for a distance of **15.48** feet to the **POINT OF BEGINNING** of the herein described Tract 4 – Part 2, delineating and encompassing within the metes recited 0.007 acre (314 square feet) of land, more or less, based on the survey and exhibit drawing made by The Wallace Group, Inc. in October of 2009.

**Tract 4 Part 1 – 0.247 Acre**

**Tract 4 Part 2 – 0.007 Acre**

**Total      0.254 Acre**

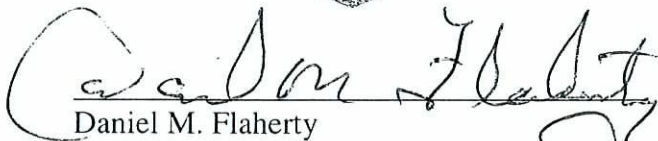
These property descriptions are accompanied by an exhibit drawing.

THE STATE OF TEXAS     §  
                                   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS     §

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.



  
Daniel M. Flaherty

Registered Professional Land Surveyor No. 5004  
The Wallace Group, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065

10-13-2009  
Date

See attached Plat No. A-RR4359  
21761-FN04.doc



**TRACT 4  
PART 1**  
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION  
OF A 0.247 ACRE (10,762 SQ. FT.) TRACT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	04°22'44"	666.20'	50.92'	N 83°59'12" W	50.90'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°49'43" E	21.00'
L2	S 86°10'43" E	94.00'
L3	S 82°59'56" E	126.19'
L4	S 74°46'07" E	75.56'
L5	S 78°17'47" W	37.36'

JOSE I. SANCHEZ SURVEY NO. 51  
ABSTRACT NO. 693

WESLEY C. DELWARE  
& MARY R. DELWARE  
(2.75 AC)  
VOL. 4994, PG. 984  
D.R.T.C.T.

PARCEL 14  
STA. 1093+82 TO  
1097+07  
CALLED 0.07 ACRE  
W.D. BERRY, ET UX.  
VOL. 1281, PG. 453  
D.R.T.C.T.  
FILED: AUGUST 18, 1952

PARCEL 15  
STA. 1093+94 TO  
STA. 1116+74  
CALLED 0.63 ACRE  
F.M. BONNETT, ET UX.  
VOL. 1284, PG. 113  
D.R.T.C.T.  
FILED: SEPTEMBER 2, 1952

MELISA, LTD.  
(39.76 AC)  
VOL. 10046, PG. 457  
R.P.R.T.C.T.

PARCEL 16 (TRACT 1)  
CALLED 0.42 ACRE  
G.K. SAUNDERS  
VOL. 1288, PG. 429  
D.R.T.C.T.  
FILED: SEPTEMBER 30, 1952

GERALD W. WOODS &  
MICHELLE R. WOODS  
(1.00 AC)  
VOL. 12074, PG. 1272  
R.P.R.T.C.T.

HELEN DAVIDSON  
(1.00 AC)  
VOL. 10806, PG. 153  
R.P.R.T.C.T.

LOT 1  
(1.127 AC.)  
SUBRAMANIAN, LTD.  
(19.641 AC.)  
DOC. # 2002029214  
O.P.R.T.C.T.

JOINT USE ACCESS  
EASEMENT  
DOC. # 200100249  
O.P.R.T.C.T.

LOT 2  
(2.014 AC.)  
SUBRAMANIAN, LTD.  
(19.641 AC.)  
DOC. # 2002029214  
O.P.R.T.C.T.

LOT 3  
(16.500 AC.)  
SUBRAMANIAN, LTD.  
(19.641 AC.)  
DOC. # 2002029214  
O.P.R.T.C.T.

WHITESTONE CREEK, L.L.C.  
(7.00 AC.)  
DOC. # 2000117352  
O.P.R.T.C.T.

**TRACT 4  
PART 1  
FIELD NOTE  
POINT OF  
BEGINNING**  
GRID (X)=3070915.31  
GRID (Y)=10160223.19

**PART 1  
0.247 ACRES  
(10,762 SQ. FT.)**

WILLARD LEE WOODS  
(REMAINDER OF 5.02 AC.)  
VOL. 3351, PG. 939  
D.R.T.C.T.

**RM. 1431  
(VARIABLE WIDTH R.O.W.)**  
C.S.J. NO. 1378-01-027

**LEGEND**

- = TXDOT TYPE I MONUMENT FOUND
  - = TXDOT TYPE II MONUMENT FOUND
  - ⊗ = TXDOT TYPE II MONUMENT SET
  - = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
  - ⊗ = COTTON SPINDLE WITH WASHER STAMPED "THE WALLACE GROUP" SET
  - = 1/2" IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS OTHERWISE NOTED)
  - △ = CALCULATED POINT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

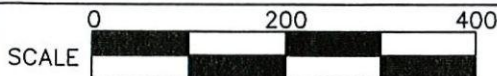
- NOTES:
- THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
  - HORIZONTAL DATUM AND BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83/93 HARN) USING THE CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.



**The Wallace Group, Inc.**

1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

5 OF 6



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PLAT NO. A-4359 DRAFT DATE 10-13-09 DRAWN BY TAB  
WORK ORDER NO. 21761 FIELDBOOK/PG. RR-111/73 TAB # A-4359  
DIGITAL FILE 21761-RQW-PARCELS 1.dwg F/N # 21761-FN04



**TRACT 4**  
**PART 2**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°19'43" W	48.22'

NEW HOPE RD.  
(VARIABLE WIDTH R.O.W.)

POT 3+04.06

COUNTY OF TRAVIS  
(1.1594 AC.)  
VOL. 6369, PG 834  
D.R.T.C.T.

PARCEL 17  
STA. 1109+40 TO STA. 1116+60,  
CALLED 0.18 ACRE  
DIMONSTONE QUARRIES, ET AL.  
VOL. 1356, PG. 295  
D.R.T.C.T.  
FILED: JULY 21, 1953

C.S.J. NO. 1378-01-027  
R.M. 1431  
(VARIABLE WIDTH R.O.W.)  
1095+00

PART 2  
0.007 ACRES  
(314 SQ. FT)

**TRACT 4**  
**PART 2**  
**FIELD NOTE**  
**POINT OF**  
**BEGINNING**  
GRID (X)=3072389.84  
GRID (Y)=10159986.59

PARCEL 15  
STA. 1093+94 TO  
STA. 1116+74  
CALLED 0.63 ACRE  
F.M. BONNETT, ET. UX.  
VOL. 1284, PG. 113  
D.R.T.C.T.  
FILED: SEPTEMBER 2, 1952

- = TXDOT TYPE I MONUMENT FOUND
- ◼ = TXDOT TYPE II MONUMENT FOUND
- ◻ = TXDOT TYPE II MONUMENT SET
- = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
- ⊗ = COTTON SPINDLE WITH WASHER STAMPED "THE WALLACE GROUP" SET
- = 1/2" IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS OTHERWISE NOTED)
- △ = CALCULATED POINT

T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- 1.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 2.) HORIZONTAL DATUM AND BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83/93 HARN) USING THE CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.



1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 13TH DAY OF OCTOBER, 2009.

SURVEYED: 12-19-08

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004

6 OF 6

0 100 200

SCALE

PLAT NO. A-4359

DRAFT DATE 10-13-09

DRAWN BY        MJM

WORK ORDER NO. 21761

FIELDBOOK / PG. RR-111\73

TAB #     A-4359    

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DIGITAL FILE 21761-ROW-PARCELS 1.dwg

F/N # 21761-FN04



County: Travis  
Tract No.: 5  
Highway: R.M. 1431  
CSJ: 1378-01-01

EXHIBIT B

**PROPERTY DESCRIPTION FOR TRACT 5**

DESCRIPTION OF A 0.052 ACRE (2,279 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSE I. SANCHEZ SURVEY NO. 51, ABSTRACT NO. 693, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE OLD R.M. 1431 RIGHT-OF-WAY AS REFERENCED ON TXDOT RIGHT-OF-WAY MAP C.S.J. NO. 1378-01-01, AND BEING A PORTION OF THAT CALLED 0.18 ACRE TRACT OF LAND (PARCEL 17) TO STATE OF TEXAS RECORDED IN VOLUME 1356, PAGE 295, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.052 ACRE (2,279 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set TXDOT Type II brass disk monument for the most easterly corner of the herein described tract, being at grid coordinate X=3072646.16, Y=10159960.04, which is based on the Texas State Plane Coordinate System (Central Zone No. 4203, NAD 83/93 HARN) using the Central Texas GPS Cooperative CORS RTK Network, being 50.0 feet left of old R.M. 1431 baseline station 1111+74.09 as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-01, and being located 100.0 feet left of new R.M. 1431 baseline station 1100+95.09 (having a variable width) as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-027, said monument being in the northerly right-of-way line of old R.M. 1431 (having a 100 foot width), same being the northerly line of said 0.18 acre tract (Parcel 17), said point also being on a curve to the left;

**THENCE**, departing the northerly line of said 0.18 acre tract (Parcel 17), traveling across the right-of-way of said old R.M. 1431, by course 1 as follows:

- 1) In a **Westerly** direction, with said curve to the left, having a delta angle of **01° 24' 18"**, a radius of **1,700.00** feet, an arc length of **41.69** feet, and a chord which bears **N 80° 26' 36" W** for a distance of **41.69** feet to a calculated point for an angle point and corner of the herein described tract, said point being on the southerly line of said 0.18 acre tract (Parcel 17);

**THENCE**, traveling across the right-of-way of said old R.M. 1431, with the southerly line of said 0.18 acre tract (Parcel 17), by course 2 as follows:

- 2) **N 62° 24' 22" W**, a distance of **186.82** feet to a calculated point, 33.0 feet left of old R.M. 1431 baseline station 1109+40, being the most westerly corner of said 0.18 acre tract (Parcel 17) and the herein described tract;

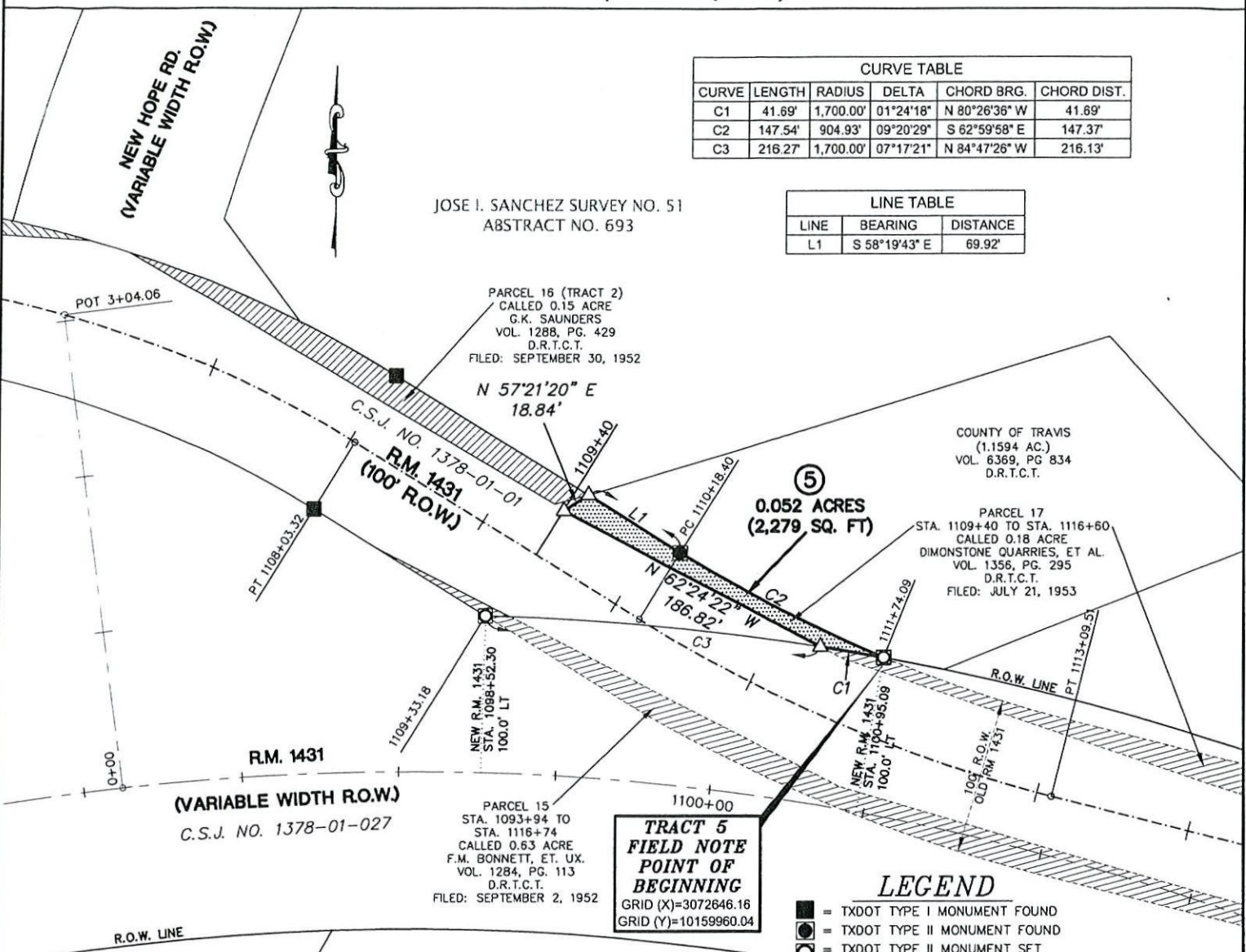


# TRACT 5

## DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 0.052 ACRE (2,279 SQ. FT.) TRACT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	41.69'	1,700.00'	01°24'18"	N 80°26'36" W	41.69'
C2	147.54'	904.93'	09°20'29"	S 62°59'58" E	147.37'
C3	216.27'	1,700.00'	07°17'21"	N 84°47'26" W	216.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°19'43" E	69.92'



### LEGEND

- = TXDOT TYPE I MONUMENT FOUND
- = TXDOT TYPE II MONUMENT FOUND
- = TXDOT TYPE II MONUMENT SET
- = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
- ⊗ = COTTON SPINDLE WITH WASHER STAMPED "THE WALLACE GROUP" SET
- = 1/2" IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS OTHERWISE NOTED)
- △ = CALCULATED POINT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

- NOTES:
- THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
  - HORIZONTAL DATUM AND BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83/93 HARN) USING THE CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.



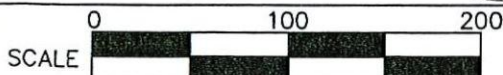
## The Wallace Group, Inc.

1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 23RD DAY OF SEPTEMBER, 2009.

SURVEYED: 12-19-08

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004



PLAT NO. A-4360 DRAFT DATE 09-23-09 DRAWN BY MJM  
WORK ORDER NO. 21761 FIELDBOOK/Pg. RR-111\73 TAB # A-4360  
DIGITAL FILE 21761-ROW-PARCELS 1.dwg F/N # 21761-FN05



3 OF 3



County: Travis  
Tract No.: 1  
Highway: R.M. 1431  
CSJ: 1378-01-01

EXHIBIT C

PROPERTY DESCRIPTION FOR TRACT 1

DESCRIPTION OF A 11.492 ACRE (500,595 SQUARE FOOT) TRACT OF LAND SITUATED IN THE C.G. SETTLE SURVEY NO. 632, ABSTRACT NO. 2201, THE B.F. DAVIS SURVEY NO. 73, ABSTRACT NO. 2280, THE CHARLES POWER SURVEY NO. 679, ABSTRACT NO. 613, AND THE JOSE I. SANCHEZ SURVEY NO. 51, ABSTRACT NO. 693, ABSTRACT NO. 2706, IN TRAVIS COUNTY, TEXAS; SAID 11.492 ACRE (500,595 SQUARE FOOT) TRACT OF LAND BEING A PORTION OF THE OLD R.M. 1431 RIGHT-OF-WAY AS REFERENCED ON TXDOT RIGHT-OF-WAY MAP C.S.J. NO. 1378-01-01 FROM STATION 1059+58.57 TO STATION 1111+74.09; SAID 11.492 ACRE (500,595 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found TXDOT Type II brass disk monument for the most westerly corner of the herein described tract and being at grid coordinate X=3068293.78, Y=10158501.05, which is based on the Texas State Plane Coordinate System (Central Zone No. 4203, NAD 83/93 HARN) using the Central Texas GPS Cooperative CORS RTK Network, said monument marking the intersection of the northerly right-of-way line of old R.M. 1431 (having a 100 foot width) and the curving northerly right-of-way line of new R.M. 1431 (having a variable width) as referenced on TXDOT right-of-way map C.S.J. No. 1378-01-027, said monument being located at 50.0 feet left of old R.M. 1431 baseline station 1059+58.57, same being located 100.0 feet left of new R.M. 1431 baseline station 1054+96.24;

**THENCE**, departing the curving northerly right-of-way line of said new R.M. 1431, with the northerly right-of-way line of said old R.M. 1431, by courses 1 through 22 as follows:

- 1) **N 41° 17' 17" E**, a distance of **147.53** feet to a found TXDOT Type II brass disk monument, 50.0 feet left of old R.M. 1431 baseline station 1061+06.10 (called 1061+06.1), being the beginning of a tangent curve to the right;
- 2) (C1) In a **Northeasterly** direction, with said curve to the right, having a delta angle of **36° 46' 00"**, a radius of **622.96** feet, an arc length of **399.75** feet, and a chord which bears **N 59° 40' 17" E** for a distance of **392.93** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1064+73.77 (called 1064+73.8), being the end of said curve;

- 3) **N 78° 03' 17" E**, a distance of **112.23** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1065+86.00 (called 1065+86.0), being the beginning of a tangent curve to the left;
- 4) (C2) In a **Northeasterly** direction, with said curve to the left, having a delta angle of **35° 55' 00"**, a radius of **666.20** feet, an arc length of **417.62** feet, and a chord which bears **N 60° 05' 47" E** for a distance of **410.81** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1070+34.96 (called 1070+35.0), being the end of said curve;
- 5) (L1) **N 42° 08' 18" E**, a distance of **44.44** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1070+79.40 (called 1070+79.4), being the beginning of a tangent curve to the left;
- 6) (C3) In a **Northerly** direction, with said curve to the left, having a delta angle of **16° 50' 00"**, a radius of **1,223.24** feet, an arc length of **359.38** feet, and a chord which bears **N 33° 43' 17" E** for a distance of **358.09** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1074+53.50 (called 1074+53.5), being the end of said curve;
- 7) (L2) **N 25° 18' 17" E**, a distance of **185.53** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1076+39.00 (called 1076+39.0), being the beginning of a tangent curve to the right;
- 8) In a **Northerly** direction, with said curve to the right, having a delta angle of **02° 05' 00"**, a radius of **3,869.73** feet, an arc length of **140.71** feet, and a chord which bears **N 26° 20' 48" E** for a distance of **140.70** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet left of old R.M. 1431 baseline station 1077+77.89 (called 1077+77.9), being the end of said curve;
- 9) **N 27° 23' 17" E**, a distance of **295.91** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1080+73.80 (called 1080+73.8), being the beginning of a tangent curve to the right;
- 10) In a **Northeasterly** direction, with said curve to the right, having a delta angle of **26° 45' 00"**, a radius of **766.20** feet, an arc length of **357.72** feet, and a chord which bears **N 40° 45' 47" E** for a distance of **354.48** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1084+08.17 (called 1084+08.2), being the end of said curve;
- 11) (L3) **N 54° 07' 58" E**, a distance of **6.03** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1084+14.20 (called 1084+14.2), being the beginning of a tangent curve to the right;



- 12) (C4) In a **Northeasterly** direction, with said curve to the right, having a delta angle of **37° 18' 00"**, a radius of **766.20** feet, an arc length of **498.80** feet, and a chord which bears **N 72° 47' 17" E** for a distance of **490.04** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1088+80.45 (called 1088+80.5), being the end of said curve;
- 13) (L4) **S 88° 33' 43" E**, a distance of **236.75** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1091+17.20 (called 1091+17.2), being the beginning of a tangent curve to the right;
- 14) (C5) In a **Easterly** direction, with said curve to the right, having a delta angle of **02° 23' 00"**, a radius of **5,779.58** feet, an arc length of **240.41** feet, and a chord which bears **S 87° 22' 13" E** for a distance of **240.40** feet to a set cotton spindle with washer stamped "The Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1093+55.53 (called 1093+55.5), being the end of said curve;
- 15) (L5) **S 86° 10' 43" E**, a distance of **26.47** feet to a set cotton spindle with washer stamped "The Wallace Group", 50.0 feet left of old R.M. 1431 baseline station 1093+82 (called 1093+82) for an angle point, being the most westerly corner of that called 0.07 acre tract of land (Parcel 14) conveyed to the State of Texas by Right-of-Way Deed recorded in Volume 1281, Page 453 of the D.R.T.C.T.;
- 16) (L6) **N 82° 03' 10" E**, a distance of **49.03** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 60.0 feet left of old R.M. 1431 baseline station 1094+30, being an angle point;
- 17) **S 86° 10' 42" E**, a distance of **277.00** feet to a found TXDOT Type I concrete monument, 60.0 feet left of old R.M. 1431 baseline station 1097+07 (called 1097+07), being an angle point and the northeast corner of said 0.07 acre tract, same marking the northwest corner of that called said 0.42 acre tract of land (Parcel 16 - Tract 1) conveyed to the State of Texas by Right-of-Way Deed recorded in Volume 1288, Page 429, D.R.T.C.T.;
- 18) **S 84° 43' 16" E**, a distance of **393.13** feet to a found TXDOT Type I concrete monument, 50.0 feet left of old R.M. 1431 baseline station 1101+00, being an angle point;
- 19) **S 86° 10' 43" E**, a distance of **355.20** feet to a found TXDOT Type I concrete monument, 50.0 feet left of old R.M. 1431 baseline station 1104+55.20 (called 1104+55.2), being the beginning of a tangent curve to the right;
- 20) (C6) In a **Easterly** direction, with said curve to the right, having a delta angle of **27° 51' 00"**, a radius of **766.20** feet, an arc length of **372.43** feet, and a chord



which bears **S 72° 15' 13" E** for a distance of **368.77** feet to a found TXDOT Type I concrete monument, 50.0 feet left of old R.M. 1431 baseline station 1108+03.32 (called 1108+03.3), being the end of said curve;

- 21) (L7) **S 58° 19' 43" E**, a distance of **215.07** feet to a found TXDOT Type II brass disk monument, 50.0 feet left of old R.M. 1431 baseline station 1110+18.40 (called 1110+18.4), being the beginning of a tangent curve to the left;
- 22) (C7) In a **Easterly** direction, with said curve to the left, having a delta angle of **09° 20' 29"**, a radius of **904.93** feet, an arc length of **147.54** feet, and a chord which bears **S 62° 59' 58" E** for a distance of **147.37** feet to a set TXDOT Type II brass disk monument for the most easterly corner of the herein described tract, being 50.0 feet left of old R.M. 1431 baseline station 1111+74.09, and being 100.0 feet left of new R.M. 1431 baseline station 1100+95.09, said monument marking the intersection of the curving northerly right-of-way line of old R.M. 1431 (having a 100 foot width) and the curving northerly right-of-way line of new R.M. 1431 (having a variable width);

**THENCE**, traveling across the right-of-way of said old R.M. 1431, by course 23 as follows:

- 23) (C8) In a **Westerly** direction, with a non-tangent curve to the left, having a delta angle of **08° 41' 39"**, a radius of **1,700.00** feet, an arc length of **257.96** feet, and a chord which bears **N 84° 05' 17" W** for a distance of **257.71** feet to a set TXDOT Type II brass disk monument, being 50.0 feet right of old R.M. 1431 baseline station 1109+33.18, and being located 100.0 feet left of new R.M. 1431 baseline station 1098+52.30, said monument being in the southerly right-of-way line of old R.M. 1431 (having a 100 foot width);

**THENCE**, with the southerly right-of-way line of said old R.M. 1431, by courses 24 through 40 as follows:

- 24) (L8) **N 58° 19' 43" W**, a distance of **129.85** feet to a found TXDOT Type I concrete monument, 50.0 feet right of old R.M. 1431 baseline station 1108+03.32 (called 1108+03.3), being the beginning of a tangent curve to the left;
- 25) (C9) In a **Westerly** direction, with said curve to the left, having a delta angle of **27° 51' 00"**, a radius of **666.20** feet, an arc length of **323.82** feet, and a chord which bears **N 72° 15' 13" W** for a distance of **320.64** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1104+55.20 (called 1104+55.2), being the end of said curve;
- 26) **N 86° 10' 43" W**, a distance of **356.47** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1101+00, being an angle point;

- 27) **N 84° 43' 16" W**, a distance of **393.13** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 40.0 feet right of old R.M. 1431 baseline station 1097+07, being an angle point;
- 28) **N 86° 10' 42" W**, a distance of **275.73** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 40.0 feet right of old R.M. 1431 baseline station 1094+30, being an angle point;
- 29) (L9) **S 78° 17' 47" W**, a distance of **37.36** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1093+94, being an angle point;
- 30) (L10) **N 86° 10' 42" W**, a distance of **38.47** feet to a found TXDOT Type I concrete monument, 50.0 feet right of old R.M. 1431 baseline station 1093+55.53 (called 1093+55.5), being the beginning of a tangent curve to the left;
- 31) (C10) In a **Westerly** direction, with said curve to the left, having a delta angle of **02° 23' 00"**, a radius of **5,679.16** feet, an arc length of **236.24** feet, and a chord which bears **N 87° 22' 13" W** for a distance of **236.24** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1091+17.20 (called 1091+17.2), being the end of said curve;
- 32) (L11) **N 88° 33' 43" W**, a distance of **236.75** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1088+80.45 (called 1088+80.5), being the beginning of a tangent curve to the left;
- 33) In a **Southwesterly** direction, with said curve to the left, having a delta angle of **37° 18' 00"**, a radius of **666.20** feet, an arc length of **433.70** feet, and a chord which bears **S 72° 47' 17" W** for a distance of **426.08** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1084+14.20 (called 1084+14.2), being the end of said curve;
- 34) (L12) **S 54° 08' 09" W**, a distance of **6.03** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1084+08.17 (called 1084+08.2), being the beginning of a tangent curve to the left;
- 35) (C11) In a **Southwesterly** direction, with said curve to the left, having a delta angle of **26° 45' 00"**, a radius of **666.20** feet, an arc length of **311.03** feet, and a chord which bears **S 40° 45' 47" W** for a distance of **308.21** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1080+73.80 (called 1080+73.8), being the end of said curve;



- 36) (L13) **S 27° 23' 17" W**, a distance of **73.80** feet to a found TXDOT Type II brass disk monument, 50.0 feet right of old R.M. 1431 baseline station 1080+00, being the most northerly corner of that called 2.924 acre tract of land (Parcel 14) to State of Texas by Judgement Of Court In Absence Of Objection recorded in Document No. 2008003400, O.P.R.T.C.T.;
- 37) **S 27° 23' 17" W**, a distance of **222.11** feet to a set TXDOT Type II brass disk monument, 50.0 feet right of old R.M. 1431 baseline station 1077+77.89 (called 1077+77.9), being in the curving southerly right-of-way line of old R.M. 1431 and marking a corner of that called 3.102 acre tract of land (Parcel 13) of which the State of Texas has possession of by Commissioners Award as described in Notice Of Lis Pendens recorded in Document No. 2007102922, O.P.R.T.C.T.;
- 38) (C13) In a **Southwesterly** direction, with said curve to the left, having a delta angle of **02° 05' 00"**, a radius of **3,769.72** feet, an arc length of **137.07** feet, and a chord which bears **S 26° 20' 48" W** for a distance of **137.06** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet right of old R.M. 1431 baseline station 1076+39.00 (called 1076+39.0), being the end of said curve;
- 39) (L15) **S 25° 18' 17" W**, a distance of **185.53** feet to a found 1/2 inch iron rod with TXDOT aluminum cap, 50.0 feet right of old R.M. 1431 baseline station 1074+53.50 (called 1074+53.5), being the beginning of a curve to the right;
- 40) (C14) In a **Southwesterly** direction, with said curve to the right, having a delta angle of **16° 50' 00"**, a radius of **1,323.24** feet, an arc length of **388.76** feet, and a chord which bears **S 33° 43' 17" W** for a distance of **387.37** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1070+79.40 (called 1070+79.4), being the end of said curve and being on the northerly right-of-way line of new R.M. 1431;

**THENCE**, with the common southerly right-of-way line of old R.M. 1431 and the northerly right-of-way line of new R.M. 1431, by courses 41 through 45 as follows:

- 41) (L16) **S 42° 08' 18" W**, a distance of **44.44** feet to a set cotton spindle with washer stamped "The Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1070+34.96 (called 1070+35.0), being the beginning of a curve to the right;
- 42) (C15) In a **Southwesterly** direction, with said curve to the right, having a delta angle of **35° 55' 00"**, a radius of **766.20** feet, an arc length of **480.30** feet, and a chord which bears **S 60° 05' 47" W** for a distance of **472.48** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1065+86.00 (called 1065+86.0), being the end of said curve;



- 43) **S 78° 03' 17" W**, a distance of **112.23** feet to a set 1/2 inch iron rod with orange plastic cap stamped "Wallace Group", 50.0 feet right of old R.M. 1431 baseline station 1064+73.77 (called 1064+73.8), being the beginning of a curve to the left;
- 44) (C16) In a **Southwesterly** direction, with said curve to the left, having a delta angle of **36° 46' 00"**, a radius of **522.96** feet, an arc length of **335.58** feet, and a chord which bears **S 59° 40' 17" W** for a distance of **329.85** feet to a calculated point, being 50.0 feet right of old R.M. 1431 baseline station 1061+06.10 (called 1061+06.1), being the end of said curve;
- 45) **S 41° 17' 18" W**, a distance of **1.94** feet to a set TXDOT Type II brass disk monument, 50.0 feet right of old R.M. 1431 baseline, and being 100.0 feet left of new R.M. 1431 baseline station 1056+87.76, being the beginning of a curve to the right;

**THENCE**, traveling across the right-of-way of said old R.M. 1431, by course 46 as follows:

- 46) (C17) In a **Westerly** direction, traveling across the right-of-way of said old R.M. 1431, with a non-tangent curve to the right, having a delta angle of **08° 26' 28"**, a radius of **1,200.00** feet, an arc length of **176.79** feet, and a chord which bears **S 75° 46' 17" W** for a distance of **176.63** feet to the **POINT OF BEGINNING** of the herein described Tract 1, delineating and encompassing within the metes recited 11.492 acres (500,595 square feet) of land, more or less, **SAVE AND EXCEPT** the following tracts conveyed to State of Texas, being a 0.254 acre portion of Parcel 15 recorded in Volume 1284, Page 113, D.R.T.C.T., being a 0.052 acre portion of Parcel 17 recorded in Volume 1356, Page 295, D.R.T.C.T., being all Parcel 12 - Tract 2, containing 0.37 acres and recorded in Volume 1284, Page 117, D.R.T.C.T., being all of Parcel 13 - Tract 2, containing 0.62 acres and recorded in Volume 1284, Page 99, D.R.T.C.T., being all of Parcel 14, containing 0.07 acres and recorded in Volume 1281, Page 453, D.R.T.C.T., and being all of Parcel 16 - Tract 1, containing 0.42 acres and Parcel 16 - Tract 2, containing 0.15 acres, both tracts recorded in Volume 1288, Page 429, D.R.T.C.T., containing a total acreage of 1.936 acres, leaving a net area of 9.556 acres of land based on the survey and exhibit drawing made by The Wallace Group, Inc. in November of 2009.

This property description is accompanied by an exhibit drawing.

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS   §

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.



A handwritten signature in cursive script that reads "Daniel M. Flaherty".

Daniel M. Flaherty  
Registered Professional Land Surveyor No. 5004  
The Wallace Group, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065

11-23-2009  
Date

See attached Plat No. A-RR4356  
21761-FN01.doc



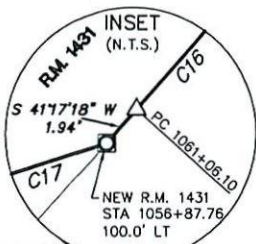
# TRACT 1

## DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 11.492 ACRE (500,595 SQ. FT.) TRACT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	399.75'	622.96'	36°46'00"	N 59°40'17" E	392.93'
C2	417.62'	666.20'	35°55'00"	N 60°05'47" E	410.81'
C3	359.38'	1,223.24'	16°50'00"	N 33°43'17" E	358.09'
C14	388.76'	1,323.24'	16°50'00"	S 33°43'17" W	387.37'
C15	480.30'	766.20'	35°55'00"	S 60°05'47" W	472.48'
C16	335.58'	522.96'	36°46'00"	S 59°40'17" W	329.85'
C17	176.79'	1,200.00'	08°28'28"	S 75°46'17" W	176.63'
C20	27.90'	1,323.24'	01°12'29"	S 41°32'03" W	27.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°08'18" E	44.44'
L16	S 42°08'18" W	44.44'

C. G. SETTLE SURVEY NO. 632  
ABSTRACT NO. 2201



**TRACT 1  
FIELD NOTE  
POINT OF  
BEGINNING**  
GRID (X)=3068293.78  
GRID (Y)=10158501.05

NEW R.O.W. LINE

NEW R.M. 1431  
STA. 1054+96.24  
100.0' LT

NEW R.M. 1431  
STA. 1056+87.76  
100.0' LT

LOT 1 SOUTHERN  
CLIMATE ESTATES  
(0.96+ AC.)  
VOL. 88, PG. 251  
P.R.T.C.T.

PROTESTANT EPISCOPAL CHURCH  
COUNCIL OF THE DIOCESE OF TEXAS  
(7.85 AC.)  
VOL. 9234, PG. 570  
R.P.R.T.C.T.

C. G. SETTLE SURVEY NO. 632  
ABSTRACT NO. 2201

JEFFREY N. DRINKARD &  
JANEEN M. DRINKARD  
(6.3257 AC.)  
DOC. # 2001211827  
O.P.R.T.C.T.

DONNA REGINA DODDS, TRUSTEE  
VOL. 11898, PG. 108  
R.P.R.T.C.T.

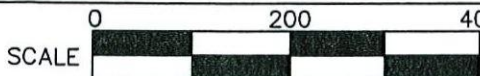
CHARLES POWER SURVEY NO. 679  
ABSTRACT NO. 613

FIRST STATE BANK,  
CENTRAL TEXAS  
(2.9709 AC.)  
DOC. # 2002041429  
O.P.R.T.C.T.

FIRST STATE BANK, CENTRAL  
TEXAS (REMAINDER OF 1.66 AC.)  
DOC. # 2002041429  
O.P.R.T.C.T.

PARCEL NO.	ACREAGE	RECORDING INFO.
PORTION OF PARCEL 15	0.254 AC.	VOL. 1284, PG. 113, D.R.T.C.T.
PORTION OF PARCEL 17	0.052 AC.	VOL. 1356, PG. 295, D.R.T.C.T.
PARCEL 12 - TRACT 2	0.37 AC.	VOL. 1284, PG. 117, D.R.T.C.T.
PARCEL 13 - TRACT 2	0.62 AC.	VOL. 1284, PG. 99, D.R.T.C.T.
PARCEL 14	0.07 AC.	VOL. 1281, PG. 453, D.R.T.C.T.
PARCEL 16 - TRACT 1	0.42 AC.	VOL. 1288, PG. 429, D.R.T.C.T.
PARCEL 16 - TRACT 2	0.15 AC.	VOL. 1288, PG. 429, D.R.T.C.T.
TOTAL	1.936 AC.	

- NOTES:
- THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
  - HORIZONTAL DATUM AND BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 4203, NAD 83/93 HARN) USING THE CENTRAL TEXAS GPS COOPERATIVE CORRS RTK NETWORK.



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PLAT NO. RR A-4356

WORK ORDER NO. 21761

DIGITAL FILE 21761-ROW PARCELS.dwg

DRAFT DATE 11-23-09

FIELDBOOK/PG. RR-111/73

F/N #

DRAWN BY MJM

TAB # A-4356-1

21761-FN01

### LEGEND

- = TXDOT TYPE I MONUMENT FOUND
- = TXDOT TYPE II MONUMENT FOUND
- = TXDOT TYPE II MONUMENT SET
- = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
- ⊗ = COTTON SPINDLE WITH WASHER STAMPED "THE WALLACE GROUP" SET
- = 1/2" IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS OTHERWISE NOTED)
- △ = CALCULATED POINT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



# TRACT 1

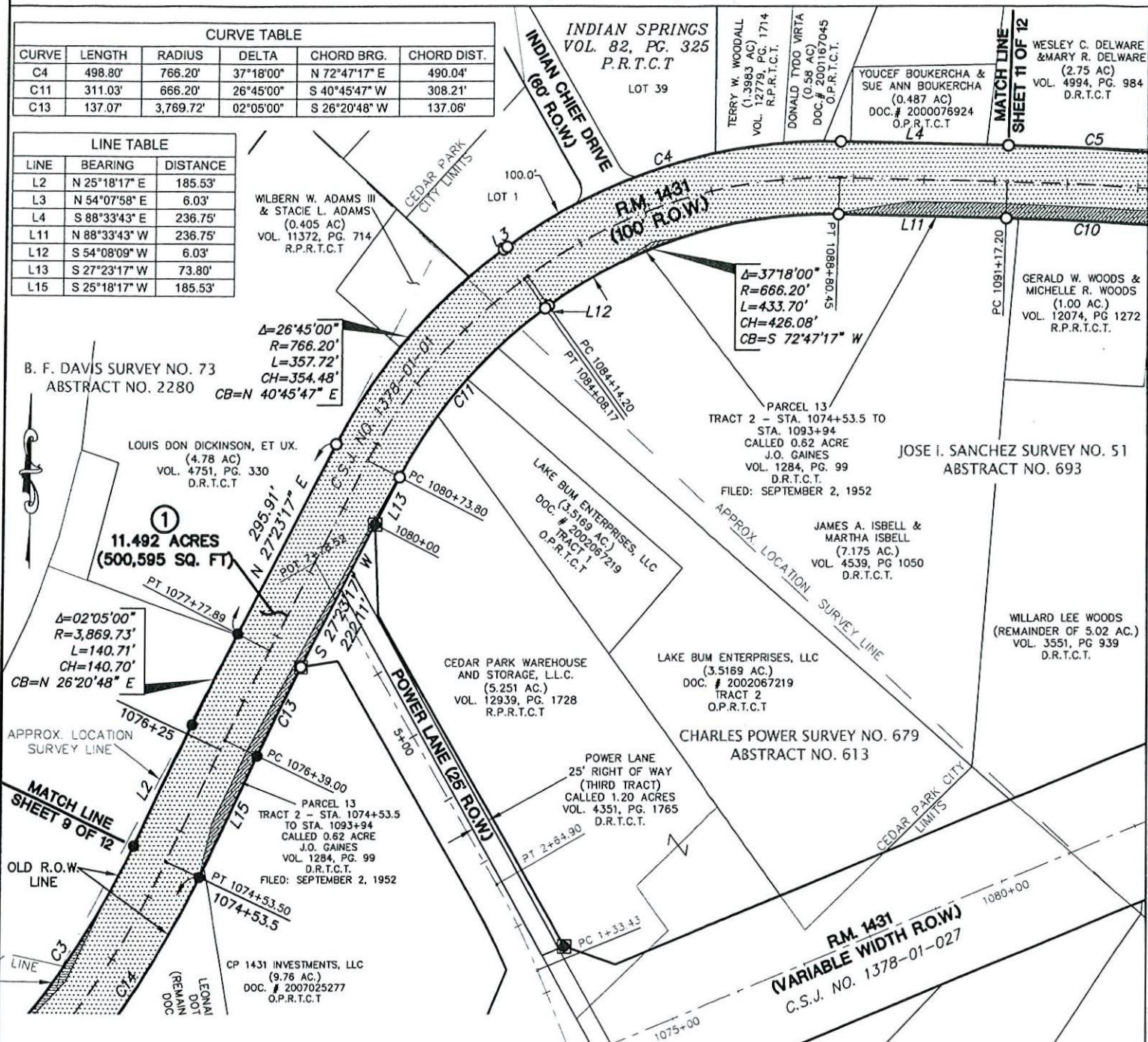
## DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 11.492 ACRE (500,595 SQ. FT.) TRACT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C4	498.80'	766.20'	37°18'00"	N 72°47'17" E	490.04'
C11	311.03'	666.20'	26°45'00"	S 40°45'47" W	308.21'
C13	137.07'	3,769.72'	02°05'00"	S 26°20'48" W	137.06'

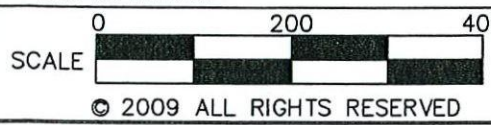
**LINE TABLE**

LINE	BEARING	DISTANCE
L2	N 25°18'17" E	185.53'
L3	N 54°07'58" E	6.03'
L4	S 88°33'43" E	236.75'
L11	N 88°33'43" W	236.75'
L12	S 54°08'09" W	6.03'
L13	S 27°23'17" W	73.80'
L15	S 25°18'17" W	185.53'



PARCEL NO.	ACREAGE	RECORDING INFO.
PORTION OF PARCEL 15	0.254 AC.	VOL. 1284, PG. 113, D.R.T.C.T.
PORTION OF PARCEL 17	0.052 AC.	VOL. 1356, PG. 295, D.R.T.C.T.
PARCEL 12 - TRACT 2	0.37 AC.	VOL. 1284, PG. 117, D.R.T.C.T.
PARCEL 13 - TRACT 2	0.62 AC.	VOL. 1284, PG. 99, D.R.T.C.T.
PARCEL 14	0.07 AC.	VOL. 1281, PG. 453, D.R.T.C.T.
PARCEL 16 - TRACT 1	0.42 AC.	VOL. 1288, PG. 429, D.R.T.C.T.
PARCEL 16 - TRACT 2	0.15 AC.	VOL. 1288, PG. 429, D.R.T.C.T.
TOTAL	1.936 AC.	

NOTES:  
 1.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.  
 2.) HORIZONTAL DATUM AND BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 4203, NAD 83/93 HARN) USING THE CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.



- LEGEND**
- = TXDOT TYPE I MONUMENT FOUND
  - = TXDOT TYPE II MONUMENT FOUND
  - = TXDOT TYPE II MONUMENT SET
  - = 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
  - ⊗ = COTTON SPINDLE WITH WASHER STAMPED "THE WALLACE GROUP" SET
  - = 1/2" IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS OTHERWISE NOTED)
  - △ = CALCULATED POINT
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
  - R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
  - D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS.
  - P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**TRACT 1**

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 86°10'43" E	26.47'
L6	N 82°03'10" E	49.03'
L9	S 78°17'47" W	37.36'
L10	N 86°10'42" W	38.47'

MELISA, LTD.  
(39.76 AC)  
L. 10046, PG. 457  
R.P.R.I.C.T.

C.S. & NO. 1378

PARCEL 15/  
STA. 1093+94 TO  
STA. 1116+74  
CALLED 0.63 ACRE  
F.M. BONNETT, ET. UX.  
VOL. 1284, PG. 113  
D.R.T.C.T.  
FILED: SEPTEMBER 2, 195

LOT 3  
(16.500 AC.)  
SUBRAMANIAN, LTD.  
(19.641 AC.)  
DOC. # 2002029214  
O.P.R.C.T.

WHITESTONE CREEK, L.L.C.  
(7.00 AC.)  
DOC. # 2000117352  
O.P.B.T.C.T.

R.M. 1431  
(VARIABLE WIDTH R.O.W.)  
G.S.J. NO. 1378-01-027

### LEGEND

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- △ = CALCULATED POINT

11 OF 12

0 200 400

SCALE

DRAWN BY            MJM

TAB # A-4356-3

F/N # 21761-FN01



# TRACT 1

## DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 11.492 ACRE (500,595 SQ. FT.) TRACT

JOSE I. SANCHEZ SURVEY NO. 51  
ABSTRACT NO. 693

MELISA, LTD.  
(39.76 AC)  
VOL. 10048, PG. 457  
R.P.R.T.C.T.

PARCEL 16 (TRACT 1)  
CALLED 0.42 ACRE  
G.K. SAUNDERS  
VOL. 1288, PG. 429  
D.R.T.C.T.  
FILED: SEPTEMBER 30, 1952

NEW HOPE RD.  
(VARIABLE WIDTH ROW)

①  
11.492 ACRES  
(500,595 SQ. FT.)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C6	372.43'	766.20'	27°51'00"	S 72°15'13" E	368.77'
C7	147.54'	904.93'	09°20'29"	S 62°59'58" E	147.37'
C8	257.96'	1,700.00'	08°41'39"	N 84°05'17" W	257.71'
C9	323.82'	666.20'	27°51'00"	N 72°15'13" W	320.64'
C18	274.14'	666.20'	23°34'39"	N 70°07'02" W	272.21'
C19	49.68'	666.20'	04°16'21"	N 84°02'32" W	49.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S 58°19'43" E	215.07'
L8	N 58°19'43" W	129.85'

JANE GLASSCOCK SURVEY NO. 3  
ABSTRACT NO. 2706

COUNTY OF TRAVIS  
(1.1594 AC.)  
VOL. 6369, PG. 834  
D.R.T.C.T.

PARCEL 16 (TRACT 2)  
CALLED 0.15 ACRE  
G.K. SAUNDERS  
VOL. 1288, PG. 429  
D.R.T.C.T.  
FILED: SEPTEMBER 30, 1952

LOT 2  
(2.014 AC.)  
SUBRAMANIAN, LTD.  
(19.641 AC.)  
DOC. # 2002029214  
O.P.R.T.C.T.  
FILED: SEPTEMBER 2, 1952

PARCEL 15  
STA. 1093+94 TO  
STA. 1116+74  
CALLED 0.63 ACRE  
F.M. BONNETT, ET. UX.  
VOL. 1284, PG. 113  
D.R.T.C.T.  
FILED: SEPTEMBER 2, 1952

PARCEL 17  
STA. 1109+40 TO STA. 1116+60  
CALLED 0.18 ACRE  
DIMONSTONE QUARRIES, ET AL.  
VOL. 1356, PG. 295  
D.R.T.C.T.  
FILED: JULY 21, 1953

JOSE I. SANCHEZ SURVEY NO. 51  
ABSTRACT NO. 693

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TOTAL	1.936 AC.	

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## The Wallace Group, Inc.

1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco \* Killeen \* Dallas \* Round Rock

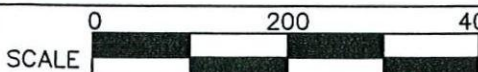
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 23RD DAY OF NOVEMBER, 2009.

SURVEYED: 12-19-08

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004



12 OF 12



PLAT NO. A-4356

DRAFT DATE 11-23-09

DRAWN BY MJM

WORK ORDER NO. 21761

FIELDBOOK/PG. RR-111\73

TAB # A-4356-4

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DIGITAL FILE 21761-ROW-PARCELS.dwg

F/N #

21761-FN01